

**Grantee: Hialeah, FL**

**Grant: B-08-MN-12-0009**

## October 1, 2019 thru December 31, 2019 Performance Report

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<b>Grant Number:</b> B-08-MN-12-0009	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Hialeah, FL	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$5,385,046.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$5,385,046.00	<b>Estimated PI/RL Funds:</b> \$0.00	
<b>Total Budget:</b> \$5,385,046.00		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

N/A to NSP

#### Distribution and Uses of Funds:

Area of Greatest Need: The City of Hialeah has analyzed tremendous amounts of data related to defining the areas of greatest need within the City. The information included the number of foreclosures, the number of sub-prime loans, the future risk potential of foreclosures and other related housing trends by census tract. Attached are various maps and charts reflecting the data and justifying the City's position to utilize NSP funds for the construction of affordable rental housing, a majority of which will benefit those individuals and families at or below 50% of median income. This information clearly shows that there is no one specific area of the City, given the above criteria, that is any different than the other. The average foreclosure rate, City-wide, is 10%. The average percentage of conventional mortgage loans by sub-prime lenders is in excess of 40%, City-wide. However, when reviewing the future risk potential of foreclosures, there are several indicators that show lower income areas of the City as well as neighborhoods experiencing higher unemployment rates and lack of affordable rental housing, would be at greater risk. Given these facts, one neighborhood in particular (Census Tract 16.01) is a geographic area that needs to be addressed. The critical affordable rental housing shortages created by the foreclosure crisis and related economic down turn, has placed this neighborhood at risk of further deterioration and decline. This activity will help stabilize the neighborhood by providing much needed affordable rental housing, especially for those who have been displaced due to the foreclosure crisis. The proposed site is in an area that exceeds 65% low-mod-income, an unemployment rate in excess of 7.4%, and a foreclosure rate of approximately 11%. It is also located in a census tract that has one of the highest concentrations of residential properties in the City. Therefore, given all the above information, as well as careful review of the federal regulations governing this program, the City of Hialeah intends to redevelop/construct 33 affordable rental units on City-owned vacant property located at West 5 Street and 2 Avenue, Hialeah, Florida, in Census Tract 16.01, an area meeting the US HUD definition of greatest need.

The City of Hialeah purchased a foreclosed/abandoned property. The property was acquired and demolished for erecting a 9-one bedroom, one-bath units of affordable rental housing and will be occupied by very-low income families and individuals whose income do not exceed 50% of area median income. The other property acquisition and rehabilitation of foreclosed property was for a single family home located at 720 NE 6th Street, Hialeah, FL 33010.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:



**Public Comment:**

33 Units (526 W. 1st Ave. Hialeah): 100-Year Floodplain early notice publication date June 11, 2009 in the Miami Herald and elNuevo Herald. Floodplain final notice and notice of explanation, FONSI and RROF publication date June 26, 2009 in the Miami Herald and elNuevo Herald. No public comments received  
9 Units (45 W. 6th St. Hialeah): 100-year Floodplain early notice publication date October 3, 2010 in the Miami Herald and elNuevo Herald. Floodplain final notice and notice of explanation publication date October 17, 2010 in the Miami Herald and elNuevo Herald. FONSI and RROF publication date October 28, 2010 in the Miami Herald and elNuevo Herald.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,385,046.00
<b>Total Budget</b>	\$0.00	\$5,385,046.00
<b>Total Obligated</b>	\$0.00	\$5,385,046.00
<b>Total Funds Drawdown</b>	\$0.00	\$5,385,046.00
<b>Program Funds Drawdown</b>	\$0.00	\$5,385,046.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$5,385,046.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$807,756.90	\$0.00
<b>Limit on Admin/Planning</b>	\$538,504.60	\$100,000.00
<b>Limit on Admin</b>	\$0.00	\$100,000.00
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,346,261.50	\$5,285,046.00



## Overall Progress Narrative:

These projects continue to be occupied as reported. No obligation or drawdown activities required any longer. We are still in the close out process with HUD's sub-contractor Econometricians to complete the requirements. Thank you.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMIN, Administration	\$0.00	\$100,000.00	\$100,000.00
NSP-1, Redevelopment of vacant property	\$0.00	\$3,386,546.68	\$3,386,546.68
NSP2, Acquisition / Rehab	\$0.00	\$1,898,499.32	\$1,898,499.32



# Activities

**Project # / ADMIN / Administration**

**Grantee Activity Number: NSPADMIN**  
**Activity Title: ADMINISTRATION**

**Activity Category:**

Administration

**Project Number:**

ADMIN

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

12/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Hialeah

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$100,000.00
Total Funds Drawdown	\$0.00	\$100,000.00
Program Funds Drawdown	\$0.00	\$100,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$100,000.00
City of Hialeah1	\$0.00	\$100,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

Administration

**Location Description:**

501 Palm Avenue, Hialeah, FL., 33010

**Activity Progress Narrative:**



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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## Project # / NSP-1 / Redevelopment of vacant property

**Grantee Activity Number:** NSP1

**Activity Title:** Construction of Multifamily Rental Housing

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-1

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Redevelopment of vacant property

**Projected End Date:**

12/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Hialeah1

### Overall

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2019**

**To Date**

**Total Budget**

N/A

\$3,386,546.68

**Total Obligated**

\$0.00

\$3,386,546.68

**Total Funds Drawdown**

\$0.00

\$3,386,546.68

**Program Funds Drawdown**

\$0.00

\$3,386,546.68

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$3,386,546.68



City of Hialeah1	\$0.00	\$3,386,546.68
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Construction of Affordable Multi-family Rental Housing in an area of greatest need as further defined in the "Recovery Needs" Section. This was new construction on vacant property.

**Location Description:**

525 West 1st Avenue, Hialeah, FL, 33010

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# Low flow toilets	0	33/33
# of Elevated Structures	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	33/33
# of Multifamily Units	0	33/33

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	31/33	0/0	31/33	100.00
# Renter Households	0	0	0	31/33	0/0	31/33	100.00

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / NSP2 / Acquisition / Rehab**

<b>Grantee Activity Number:</b>	<b>NSP2</b>
<b>Activity Title:</b>	<b>Acquisition /Rehab</b>

<b>Activity Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Completed
<b>Project Number:</b>	<b>Project Title:</b>
NSP2	Acquisition / Rehab

**Projected Start Date:**

09/14/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Projected End Date:**

10/01/2011

**Completed Activity Actual End Date:****Responsible Organization:**

City of Hialeah1

Overall	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,748,499.32
<b>Total Budget</b>	\$0.00	\$1,748,499.32
<b>Total Obligated</b>	\$0.00	\$1,748,499.32
<b>Total Funds Drawdown</b>	\$0.00	\$1,748,499.32
<b>Program Funds Drawdown</b>	\$0.00	\$1,748,499.32
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,748,499.32
City of Hialeah1	\$0.00	\$1,748,499.32
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Aquisition/rehab

**Location Description:**

Area of greatest need

**Activity Progress Narrative:****Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Low flow toilets	0	9/9
# of Elevated Structures	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/9
# of Multifamily Units	0	9/9

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	9/9	0/0	9/9	100.00
# Renter Households	0	0	0	9/9	0/0	9/9	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>NSP3</b>
<b>Activity Title:</b>	<b>Acquisition/Rehab Single Family</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP2

**Projected Start Date:**  
07/01/2010

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Activity Status:**  
Completed

**Project Title:**  
Acquisition / Rehab

**Projected End Date:**  
06/01/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of Hialeah1

Overall	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total Budget</b>	\$0.00	\$150,000.00
<b>Total Obligated</b>	\$0.00	\$150,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$150,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$150,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$150,000.00
City of Hialeah1	\$0.00	\$150,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**  
Acquisition/Rehabilitation of single family home

**Location Description:**  
Area of greatest need (720 NE 6 Street)

**Activity Progress Narrative:**

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Additional Attic/Roof	0	1/1
#Efficient AC added/replaced	0	1/1
#Replaced hot water heaters	0	1/1



#Refrigerators replaced	0	1/1
#Low flow toilets	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

